

Cochran, Patricia (DCOZ)

From: Christopher Vaden <christopher.vaden78@gmail.com>
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Comments of Christopher Vaden

In Support of the Proposed Text and Map Amendments to Create Chevy Chase Neighborhood Mixed Use Zones (NMU-4/CC1 and NMU-4/CC2)
Case No. 23-25

November 25, 2024

Chairman Hood and Members of the Commission:

For the reasons set forth in my written and oral testimony to the Commission last April (Exhibit 167) in support of the Office of Planning's proposals, I fully support the Commission's proposed text and map amendments to create Chevy Chase Neighborhood Mixed Use Zones (NMU-4/CC1 and NMU-4/CC2).

I've lived in Chevy Chase for over 29 years, and have long felt that the commercial strip on Connecticut Avenue could be more vibrant and inviting than it is. The Commission's rezoning proposal strikes me as a very modest step in the right direction. It would set height and density limits that are still significantly lower than many of the apartment buildings that line Connecticut Avenue from Livingston Street south all the way to Calvert Street. Most importantly, the proposed upzoning would encourage the development of a more diverse range of housing types – and especially affordable housing – in one of the District's most amenity-rich neighborhoods. I share Mayor Bowser's view that *all* parts of the city should contribute to solving our affordable housing shortage.

In watching the Commission's public hearings and reviewing many of the written comments in this case, I'm struck that few if any of the comments opposing the proposals even attempt to argue that the proposals are inconsistent with the Comprehensive Plan. Many of them focus on issues outside the Zoning Commission's purview. In my view, the proposed map and text amendments are fully consistent with both the Comprehensive Plan and the Chevy Chase Small Area Plan as approved by the D.C. Council. I urge the Commission to finalize them.

Christopher Vaden
5410 41st Street, N.W.
Washington D.C. 20015